

**A Work Session of the
Brian Head Town Council
Town Hall - 56 North Highway 143,
Brian Head, UT 84719
THURSDAY, MARCH 26, 2015 @ 1:00 PM**

Roll Call.

Members Present: Mayor H.C. Deutschlander, Council Member Jim Ortler, Council Member Larry Freeberg, Council Member Clayton Calloway, Council Member Reece Wilson.

Staff Present: Bret Howser, Nancy Leigh

A. CALL TO ORDER

Mayor Deutschlander called the work session of the Brian Head Town Council to order at 1:00 pm

B. PLEDGE OF ALLEGIANCE

Mayor Deutschlander led the Council and others in the Pledge of Allegiance.

C. WORK SESSION: LAND MANAGEMENT CODE – Chapters 10 through 13

Bret Howser, Town Manager, presented a draft of Chapter 10 (see attached). Bret reported he has revised the first three sections of Chapter 10 and has identified those changes in red font. The Council continued their review of the Land Management Code with the following changes and/or recommendations:

• Chapter 10: Other Permits**10-1: Logging and Tree Removal:**

10-1.A.1: **DELETE:** “to keep” **CHANGE TO READ:** “It is the intent of the Town to preserve the natural...”

10-1.A.2: **ADD** to end of sentence: “Relocation of trees will not count towards re-vegetation requirements.”

10-1.C.4: **DELETE:** “or adjacent properties.” (end of sentence).

10-1.C.4: **ADD:** “when applicable,” **TO READ:** “...until a building permit, if applicable, has been issued and ...”

10-1.C.6: **DELETE:** “The removal of the subject tree will not negatively impact”. **SENTENCE TO READ:** “The privacy or architectural relationships between existing or planned structures on the site with other structures, trees or tree groupings shall be considered”.

10-1.C.8: **ADD:** “and used on site” **TO READ:** “.... or chipped and used on site”.

10-2: Grading & Trenching Permits:

10-2.B: **ADD:** “and/or” **TO READ:** Notification and/or Permit Required”.

10-2.B: **DELETE:** “and ascertained the existence and location of any underground utilities”.

10-2.C.2.i: **ADD:** “on site” **TO READ:** “....earth material is to be stored on site for relocation....”

10-2.H.3: **DELETE:** “and that all new vegetation survives for one year following the planting”. **REPLACE WITH:** “or after construction where applicable”.

10-2.H.4: **DELETE:** greater than that which would have occurred if the land had been left in its natural state”.

Pavement Repair: Staff will research the Public Works Standards for performance security and report back to Council.

10.3: Horse Boarding:

10-3.A.1.a: Residential Horse Boarding: Council requested the definition be clarified as follows: “Not conditional Use Permit will be required if less than seven (7) days with a maximum of 14 days in a calendar year. Greater than 14 days will require a conditional use permit. Short term will be defined as 90 days in a calendar year.

10-3.2. Commercial Horse Boarding: The Council held discussion regarding the manure that is left in the road from the horses. Bret explained this would be handled through business licensing.



10-4: Temporary Concrete Batching Facilities:

10-4.E. Permit Standards: **ADD new #1:** "The batch plant will be located on a construction site only"

Staff will reformat numerical order.

10-4.E.6 7: **CHANGE:** Deposit amount from: "\$5,000" **REPLACE WITH:** a "security bond for \$25,000".

10-4.E.6 7: **DELETE:** "cash deposit".

10-4.E.8-9: **ADD:** "No tree removal permit shall be issued to accommodate facility"

10-5: Home Occupations

10-8.E. **DELETE:** "Conditional Uses" **REPLACE** with "Prohibited Uses".

10-6: Burn Permits

Council Member Ortler requested staff put the town's burn permit application on the town's website so the public can be informed about burning requirements in Brian Head.

10-7: Temporary Structures, Tents & Vendors

Burke Wilkerson, Brian Head Resort, reported he would like to identify a temporary structure at the Chair #1 parking area adjacent to Bristlecone Pond for the purpose of selling food. Mr. Wilkerson explained this would be a mobile food trailer that would be placed on the Resort's property. The Council held discussion on this item with the following change to this chapter:

10-7.2.f: **DELETE:** "If proposed use should not diminish existing parking mitigated in the Applicant's plan". **TO READ:** "Any net loss of parking shall be reviewed and if necessary mitigated".

- Chapter 11: FLEXIBLE APPROACHES**

The Council held discussion on the conditional use permits and determined this item will be addressed in the next work session of the Town Council.

Council directed staff to begin the public hearing process for the adoption of Chapters 1 through 10 of the Land Management Code.

D. ADJOURNMENT.

Motion: Council Member Ortler moved to adjourn the work session of the Brian Head Town Council for March 26, 2015. Council Member Freeberg seconded the motion.

Action: **Motion carried 5-0-0 (summary: Yes = 5 Vote: Yes:** Mayor Deutschlander, Council Member Calloway, Council Member Freeberg, Council Member Ortler, Council Member Wilson)

The work session of the Brian Head Town Council was adjourned at 3:55 pm. for March 26, 2015.

April 26, 2015

Date Approved

Nancy Leigh, Town Clerk

